

Houses in Multiple Occupation

50 Wrotham Road, DA11 0QF



SPACE STANDARDS

All space standards apply irrespective of the age of the occupants.

Habitable rooms must be laid out in a functional and appropriate way. Bedrooms which have been partitioned with the sole intention of gaining 10m² of floor space will not be accepted if their shape or layout is not practical.

All habitable rooms, bathrooms and WCs shall have a minimum floor to ceiling height of 2.3m, except in the case of existing attic rooms, which shall have a

minimum height of 2.14m over not less than 75% of the room area. Any floor area where the ceiling height is less than 1.53m shall be disregarded.

Facilities in relation to number of persons

5 persons	1 WHB required in each sleeping room plus 1 bathroom AND 1 separate WC with WHB (but the WC can be contained within a second bathroom)
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HMO MINIMUM ROOM SIZES

Accommodation With Facilities Shared By Occupiers

These standards apply where there is sharing of some or all facilities i.e. HMOs where:

- occupiers live independently of others e.g. single room lettings or bedsit accommodation (kitchen facilities within own room);
- occupiers forming a group e.g. students, professional persons and others who interact socially.

Room Description	Minimums	
	1 Person Unit	2 Person Unit
Combined bedroom , living room and kitchen	13m ²	20.5 m ²
Combined bedroom and living room	10m ²	14m ²
Combined living room and kitchen	12m ²	15m ²
Kitchen	4.5m ²	4.5m ²
Living Room	9m ²	12m ²
Bedroom	6.5m ²	10m ²

Proposed Room arrangements & Size to meet the requirements-

Bedroom no.	Size 9sqm	Ensuite
Bedroom 1	14sqm	Ensuite
Bedroom 2	10sqm	No ensuite
Bedroom 3	10sqm	No ensuite
Bedroom 4	13sqm	Ensuite
Bedroom 5	10sqm	Ensuite

Proposed Plans-



NOTE: No more than 2 persons permitted to sleep in one bedroom.

Proposed Plans

B. NATURAL LIGHTING

All habitable rooms shall be provided with an area of clear glazing situated in either a window and/or a door, opening to the external air, equivalent in total area to at least 1/10th of the floor area of the room. Basement rooms used for human habitation should, in addition, have sufficient natural lighting.

All kitchens, bathrooms and WCs are compliant to the requirement

above. Where this is not practicable, adequate artificial lighting shall be provided in accordance with the requirements of section C (below).

All glazing to windows in bathrooms and WCs to be obscure.

All staircases, landings and hallways provides an area of clear glazing in a window. There is adequate artificial lighting shall meet the requirements of Section Hmo standards of Gravesend council. Provision of emergency lighting where necessary.

ARTIFICIAL LIGHTING

- C. All habitable rooms, kitchens, bathrooms, WCs, staircases, landings and passages shall be adequately lit to meet the requirements.

There should be sufficient switches to operate the artificial lighting on each landing, hallway or passage and each switch should allow hallways, passages and stairways to be lit at the same time. All lighting to common parts to be provided, maintained and paid for by the landlord or their agent.

Time switches are only allowed to common landings, hallways and staircases and should stay on for an adequate time to allow a person to climb stairs etc. and enter a room.

D. **VENTILATION**

- All habitable rooms shall be ventilated directly to the external air by a window, the openable area of which shall be equivalent to at least $\frac{1}{20}$ of the floor area of the room. In addition, where a basement room is used as a habitable room there should be an unobstructed space immediately outside the window opening which extends the entire width of the window or more and has a depth of not less than 0.6m measured from the external wall or not less than 0.3m in the case of a bay window with side lights.
- All kitchens, bathrooms and WCs comply with 1 above, but if this is not practicable, mechanical ventilation providing a minimum of 3 air changes per hour, shall be provided. This shall be fitted with an overrun device for a minimum of 20 minutes and be connected to the lighting circuit of the room.
- Suitable and sufficient permanent ventilation shall be provided and maintained in all kitchens, dining/kitchens, bathrooms, WCs and other

rooms containing cooking or washing facilities.

- Suitable and sufficient permanent ventilation shall be provided and maintained in any room in which there is a gas appliance.

E. **SPACE HEATING**

- All bedrooms, living rooms, bathrooms and communal areas of the house shall be provided with a suitable appliance properly maintained and capable of giving a temperature of 19°C in when the outside temperature is -1°C. Appliance means:
 - A fixed gas fire with an adequate flue; or
 - A fixed electric heater: i.e. the wiring to be spurred into the main electrical supply; or
 - An efficient central heating system.

All forms of heating must be controllable by the occupant and portable oil or gas heaters shall be not used in any part of the property. The appliance must be serviced and maintained by a competent person on a regular basis.

F. **WATER SUPPLY**

- Each dwelling shall be provided with a supply of cold running water suitable for drinking purposes directly off the rising main and located over a sink or wash hand basin.
- Any down service pipe from any water storage tank in an upper storey or roof space should be provided with an accessible stopcock.
- All water supplies shall be protected from frost damage.

G. **PERSONAL WASHING FACILITIES**

- All 5 bedroom has been provided with a wash-hand basin together with adequate supplies of hot and cold water and waste drainage.

5 persons:1 sharing shower on ground and first floor and 3 ensuite

Every bath or shower shall be properly plumbed with hot and cold water

supplies and waste drainage.

H. **DRAINAGE AND SANITARY CONVENIENCES**

- Each separate occupancy shall be provided with its own WC, to meet the council requirement.
 - 1 - 5 persons - 1 Shower/WC- per each Room.

I. **FACILITIES FOR STORAGE, PREPARATION AND COOKING OF FOOD AND FOR THE DISPOSAL OF WASTEWATER**

- A shared kitchen has been provided by not more than 5 persons and shall not be more than one floor distance from any room(s) occupied by the person(s) for whom they are provided.
- Kitchen provides a minimum of four 13amp electric power sockets at a convenient height and in a safe position.
- **Storage of Food**
Each separate occupancy shall be provided with a proper food store of adequate size within the letting. A refrigerator with a suitable power point shall be considered a proper food store. A cupboard under the sink will not be considered an adequate food store
- **Preparation of Food**
A suitable and impervious work top shall be provided, minimum size of 600mm x 500mm per person or household sharing.
- **Cooking of Food**
Separate cooking facilities must be provided in the form of a gas or electric cooker with four burners, oven and grill. (Only one is necessary in a shared kitchen for up to 5 persons). A minimum of 2 burners will be suitable for use by just 1 person.
- **Disposal of Wastewater**
Each separate occupancy shall be provided with a sink properly plumbed with hot and cold-water supplies and waste drainage. Where practicable a 2-course tiled splash back should be provided.

A suitable draining board shall be provided. The sink shall be

connected to the drainage system by a suitable trap. (Only one sink with draining board is necessary in a kitchen shared by up to 5 people.)

- **J. REFUSE STORAGE AND CYCLE STORE.**

The property is well sited for access to public transportation, Gravesend station is within easy walking distance. Buses are found on the Darnley Road.

Due to proximity of public transport, there is no need off street parking. In addition, the sizes of the units will attract residents where car use is limited

Cycle storage will be provided in the Rear Garden in the form of a Self-contained highly secured cycle store.

Cycle parking provision. Secure bike locker - storage for 2 bikes** Perfect for the side of a house or room - compact, secure bike storage. The Twin Bike Locker is made from strong, thick, galvanised (weatherproof) steel. 99kg in weight (that is over 15 stone) - substantial units suitable for public and private use.

Made and designed in West Yorkshire with a 10 Year Warranty - our units are built to last. Fitted with our tough locking system - excellent secure cycle storage. Pick and drill resistant lock - beat the thieves! Reinforced handle surround - for added security. Large single door access - effortless loading and unloading of your bikes. Multiple units bolt together for additional security - great for Schools or Councils. An open floor area means there is no restriction on how you store your bike. Includes 2 kit hooks - hang helmets and bags with your bikes. The twin bike store can be bolted down to the ground - using the supplied securing bolts.



BIKE STORAGE X 2 Cycle

1205x1900x90

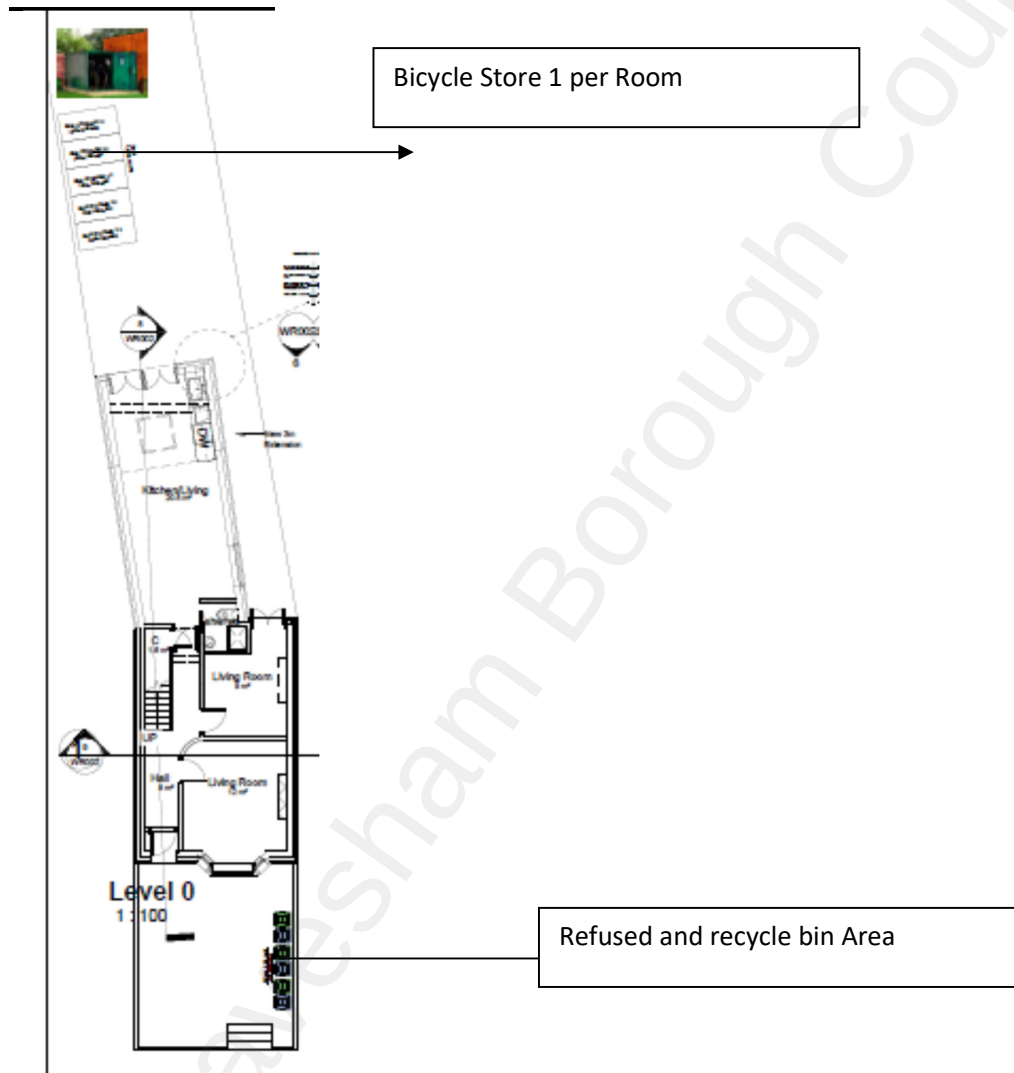
Refuse Storage- Waste & Recycle-

- There is a space in the front for normal and re-cycling bins to be reuse. Internally kitchens will be arranged to accommodate intermediate recycle containers for recycling storage before transfer to the main bins.



Refuse storage containers shall be provided, sufficient for the needs of the house and placed in such a manner as to prevent nuisances (smells, obstruction etc.).

REFUSE STORAGE CAR PARK AND CYCLE STORE - Floor Plan



K. **MEANS OF ESCAPE IN CASE OF FIRE**

- Appropriate fire precaution facilities and equipment shall be provided and maintained in the property in accordance with current British Standards, the requirements of the Housing Act 2004 (The Health and Safety Hazard Rating System) and the Regulatory Reform (Fire Safety) Order 2005.

The following fire safety measures will reduce the risk of death or injury from fire:

- The provision of a 30- or 60-minute fire protected route of escape
- Fire separation between units of accommodation, including walls and ceilings
- Fire doors fitted with cold smoke seals, intumescent strips and self-closing devices and quick release locks
- Automatic and manual fire detection systems
- Emergency lighting
- Whole stair lighting – one switch turns all lights on
- Escape windows
- Sprinkler and mist systems if necessary
- Fire extinguishers and fire blankets

L. **MANAGEMENT**

- A proper standard of management will be observed in the house, to ensure the repair, maintenance, cleansing and good order of –
 - all means of water supply and drainage in the property.
 - all parts of the house in common use, including kitchens, bathrooms, WCs etc.
 - all installations in common use.
 - all means of ventilation.
 - all means of escape from fire and all apparatus, systems and other things provided by way of fire precautions.

- outbuildings, yards and gardens in common use.
- The manager will ensure that such precautions are taken as are reasonably required to protect the residents from injury.
- The manager will display a notice in a suitable position in the house containing the name and address and the telephone number of any person who is the manager of the house.

Sustainability

The re-use of the existing building and their conversion from a unit to multiple units is inherently sustainable by nature.

The structure of the building at present is very poor in terms of thermal insulation and the conversion will allow the insulation levels to be brought up to meet the current Building Control levels. In addition, the heating will be by highly efficient condensing combination boilers with room and radiator thermostats to regulate the heating.

Any new materials are to be to match existing, but any new UPVC window used but windows will only be replaced where condition means this is required.